

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 07-19

Introduced by Council President Boniface at the request of the County Executive

Legislative Day No. 07-17 Date May 29, 2007

AN ACT to amend the assessment basis and annual assessment for The Village of Scot's Fancy – Starmount Lane Road Acceptance Project due to an increase in the estimated project costs and inclusion of an additional property; to describe the improvements to be performed; and to identify the properties to be benefited.

By the Council, May 29, 2007

Introduced, read first time, ordered posted and public hearing scheduled

on: July 10, 2007

at: 7:45 p.m.

By Order: Barbara J. O'Connor, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on July 10, 2007, and concluded on, July 10, 2007.

Barbara J. O'Connor, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 WHEREAS, the majority of the property owners in The Village of Scot's Fancy community
2 in Bel Air petitioned the County for acceptance of the portion of Starmount Lane that extends from
3 the existing cul-de-sac signed "Limit of County maintenance" to the end of the road at a private cul-
4 de-sac intersecting Whispering Ridge excluding the area of the perpendicular parking, which is
5 currently a private road, into the County system and have agreed to pay an annual assessment to
6 reimburse the County for the cost of upgrading the road, the drainage system and the stormwater
7 management culvert to bring the existing facilities into compliance with County standards; and

8 WHEREAS, a public meeting on the petition was held on October 6, 2004; and

9 WHEREAS, a Community Association meeting was held on October 6, 2004 to discuss this
10 project; and

11 WHEREAS, the County Executive approved the project and recommended, pursuant to
12 Harford County law, that the improvements necessary to bring Starmount Lane into conformance
13 with County standards for public roads be constructed and that an assessment basis and annual
14 assessment be established for the properties directly affected by the petition; and

15 WHEREAS, the County Council, through Bill 05-10, established an assessment basis and
16 annual assessment rate of \$411.11 per year for 10 years on each property benefited by the project;
17 and

18 WHEREAS, while making the improvements to Starmount Lane, it was discovered that a 42"
19 stormwater management outfall pipe was partially crushed beneath Starmount Lane and would need
20 to be replaced, which would increase the estimated costs of the project; and

21 WHEREAS, the Village of Scot's Fancy community has requested that the assessment period
22 be increased to 20 years from the original 10 years due to the additional costs and that one additional
23 property benefiting from the improvements be added.

24 NOW, THEREFORE:

Section 1. Be It Enacted By The County Council of Harford County, Maryland, that the improvements described herein be constructed and that the assessment basis and annual assessment rate set forth in Bill 05-10 for the below-described 90 original properties and one additional property in Harford County, Maryland, be, and it is hereby, amended, all as set out below:

Each affected property shall pay an equal share of the cost of the improvements required to upgrade Starmount Lane to the standards set forth for public roads in the Harford County Road Code.

The required improvements to Starmount Lane shall include upgrading the road, the drainage system and the stormwater management culvert and replacing a 42" stormwater management outfall pipe.

It is anticipated that the assessment shall be \$412.09 per year. This assessment shall be paid on each property that is benefited by the project. The assessment shall be paid each year for a period of 20 years, with the first payment of the special assessment commencing on July 1, 2008. The payment schedule is based on completion of the project prior to July 1, 2008. Should the project not be completed until after that date, then the assessments would not start until after July 1, 2009. Upon completion of the improvements, the total cost of the improvements, divided by the number of benefited properties, shall be certified by the Director of Public Works. In the event that the cost per benefited property exceeds the maximum assessment specified herein, the Director of Public Works shall request that the Council hold a public hearing and shall request that the Treasurer send notices of the public hearing. The Treasurer shall send notices of the assessment after final calculation of the assessment amount or, if necessary, after approval of the revised assessment is obtained. The invoice for the annual assessment is due and payable within 30 days. Delinquent assessments will constitute a lien against the property and will be treated in the same manner as property tax liens.

The properties benefited by this project include the following 91 parcels of land:

- | | | |
|-----|---------------------------|-----------|
| (1) | 900 Whispering Ridge Lane | 03-276821 |
| (2) | 901 Whispering Ridge Lane | 03-276813 |

1	(3)	902 Whispering Ridge Lane	03-276848
2	(4)	903 Whispering Ridge Lane	03-276805
3	(5)	904 Whispering Ridge Lane	03-276856
4	(6)	905 Whispering Ridge Lane	03-276791
5	(7)	906 Whispering Ridge Lane	03-276864
6	(8)	907 Whispering Ridge Lane	03-276783
7	(9)	909 Whispering Ridge Lane	03-276775
8	(10)	911 Whispering Ridge Lane	03-276767
9	(11)	913 Whispering Ridge Lane	03-276759
10	(12)	915 Whispering Ridge Lane	03-276740
11	(13)	916 Whispering Ridge Lane	03-276872
12	(14)	917 Whispering Ridge Lane	03-276732
13	(15)	918 Whispering Ridge Lane	03-276880
14	(16)	919 Whispering Ridge Lane	03-276724
15	(17)	920 Whispering Ridge Lane	03-276899
16	(18)	921 Whispering Ridge Lane	03-276716
17	(19)	922 Whispering Ridge Lane	03-276902
18	(20)	923 Whispering Ridge Lane	03-276708
19	(21)	924 Whispering Ridge Lane	03-276910
20	(22)	925 Whispering Ridge Lane	03-276694
21	(23)	926 Whispering Ridge Lane	03-276929
22	(24)	927 Whispering Ridge Lane	03-276686
23	(25)	928 Whispering Ridge Lane	03-276937
24	(26)	929 Whispering Ridge Lane	03-276678

1	(27)	930 Whispering Ridge Lane	03-276945
2	(28)	931 Whispering Ridge Lane	03-252639
3	(29)	932 Whispering Ridge Lane	03-252396
4	(30)	933 Whispering Ridge Lane	03-252620
5	(31)	934 Whispering Ridge Lane	03-252418
6	(32)	935 Whispering Ridge Lane	03-252612
7	(33)	936 Whispering Ridge Lane	03-252426
8	(34)	937 Whispering Ridge Lane	03-252604
9	(35)	938 Whispering Ridge Lane	03-252434
10	(36)	939 Whispering Ridge Lane	03-252590
11	(37)	940 Whispering Ridge Lane	03-252442
12	(38)	941 Whispering Ridge Lane	03-252582
13	(39)	942 Whispering Ridge Lane	03-252450
14	(40)	943 Whispering Ridge Lane	03-252574
15	(41)	944 Whispering Ridge Lane	03-252469
16	(42)	945 Whispering Ridge Lane	03-252566
17	(43)	946 Whispering Ridge Lane	03-252477
18	(44)	947 Whispering Ridge Lane	03-252558
19	(45)	949 Whispering Ridge Lane	03-252531
20	(46)	951 Whispering Ridge Lane	03-252523
21	(47)	953 Whispering Ridge Lane	03-252515
22	(48)	954 Whispering Ridge Lane	03-252485
23	(49)	956 Whispering Ridge Lane	03-252493
24	(50)	958 Whispering Ridge Lane	03-252507

1	(51)	1236 Chateau Green Court	03-252337
2	(52)	1237 Chateau Green Court	03-252329
3	(53)	1238 Chateau Green Court	03-252345
4	(54)	1239 Chateau Green Court	03-252310
5	(55)	1240 Chateau Green Court	03-252353
6	(56)	1241 Chateau Green Court	03-252302
7	(57)	1242 Chateau Green Court	03-252361
8	(58)	900 Candlelight Court	03-178374
9	(59)	901 Candlelight Court	03-178382
10	(60)	902 Candlelight Court	03-178366
11	(61)	903 Candlelight Court	03-178390
12	(62)	904 Candlelight Court	03-178358
13	(63)	905 Candlelight Court	03-178404
14	(64)	906 Candlelight Court	03-178331
15	(65)	907 Candlelight Court	03-178412
16	(66)	908 Candlelight Court	03-178323
17	(67)	909 Candlelight Court	03-178420
18	(68)	910 Candlelight Court	03-178315
19	(69)	911 Candlelight Court	03-178439
20	(70)	912 Candlelight Court	03-178307
21	(71)	914 Candlelight Court	03-178293
22	(72)	915 Candlelight Court	03-178447
23	(73)	916 Candlelight Court	03-178285
24	(74)	917 Candlelight Court	03-178455

1	(75)	918 Candlelight Court	03-178277
2	(76)	919 Candlelight Court	03-178463
3	(77)	920 Candlelight Court	03-178269
4	(78)	921 Candlelight Court	03-178471
5	(79)	922 Candlelight Court	03-178250
6	(80)	923 Candlelight Court	03-178498
7	(81)	925 Candlelight Court	03-178501
8	(82)	927 Candlelight Court	03-178528
9	(83)	929 Candlelight Court	03-178536
10	(84)	931 Candlelight Court	03-178544
11	(85)	1230 Echo Court	03-178579
12	(86)	1231 Echo Court	03-178609
13	(87)	1232 Echo Court	03-178560
14	(88)	1233 Echo Court	03-178595
15	(89)	1234 Echo Court	03-178552
16	(90)	1235 Echo Court	03-178587
17	(91)	Starmount Lane	03-056139

18 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date
19 it becomes law.

EFFECTIVE: September 11, 2007

*The Council Administrator does hereby certify that
fifteen (15) copies of this Bill are immediately available for
distribution to the public and the press.*



Council Administrator

BILL NO. 07-19HARFORD COUNTY BILL NO. 07-19Brief Title Village of Scot's Fancy – Starmount Lane - Assessment

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

Barbara J. O'Connor
Council Administrator

Date July 10, 2007**ENROLLED**

R. Bonifazi
Council President

Date July 10, 2007**BY THE COUNCIL**

Read the third time.

Passed: LSD 07-21

Failed of Passage: _____

By Order

Barbara J. O'Connor
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 11th day of July, 2007 at 3:00 p.m.

Barbara J. O'Connor
Council Administrator

**BY THE EXECUTIVE**

David R. Craig
COUNTY EXECUTIVE

APPROVED: Date July 17, 2007**BY THE COUNCIL**

This Bill No. 07-19 having been approved by the Executive and returned to the Council, becomes law on July 17, 2007.

EFFECTIVE DATE: September 15, 2007

Barbara J. O'Connor
Barbara J. O'Connor,
Council Administrator

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